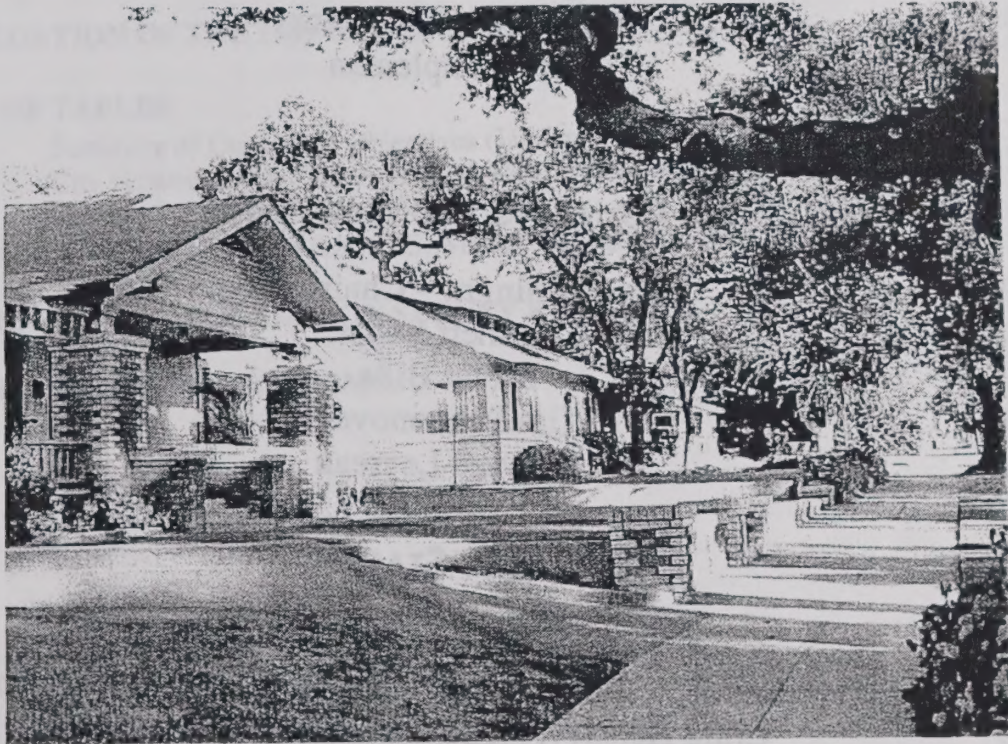




CITY OF SAN DIMAS

GENERAL PLAN HOUSING ELEMENT 2000 2002 REVISION



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CITY OF SAN DIMAS

GENERAL PLAN HOUSING ELEMENT (2000)-2002 REVISION

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I. HOUSING GOALS, POLICIES, AND OBJECTIVES

STATUS OF THE HOUSING ELEMENT

This updated Housing Element covers the period July 1, 2000 to June 30, 2005 with two exceptions:

- The City's share of the region's new housing construction need covers the period January 1, 1998 to June 30, 2005.
- The City's analysis of government-assisted, low-income multifamily rental housing that is at-risk of converting to market-rate housing covers a ten-year period, from July 1, 2000 to June 30, 2010.

Pursuant to housing element law, the detailed analysis contained in this Housing Element 2000 incorporates a variety of housing, demographic, economic, and real estate indicators. The results of the analysis indicate the following:

- Substandard housing conditions are not a serious problem citywide, but 11 areas of the City have been identified with a significant number of substandard dwelling units.
- There were nearly 2,000 very low- and low-income households in the City in 1990 (almost one of every five households) who spent more than 30 percent of gross household income on housing.
- There is a projected need for 91 new housing units during the next five years, according to the Southern California Association of Governments (SCAG). About 30 percent of these housing units should be affordable to very low- and low-income households.
- Existing assisted housing is an important and continuing resource to meet the housing needs of San Dimas' lower income

population, particularly elderly residents. The City's two remaining assisted rental housing developments and five mobile home parks meet a large percentage of the City's affordable housing need.

- The City will need to rely on a number of strategies that can maximize the use of existing infill sites, sites with redevelopment potential, rehabilitation of older housing, and the creation of second units to meet future affordable housing needs.
- Several cost-reduction strategies are necessary to address the new housing needs of the very low- and low-income population.
- The lack of large sites suitable for higher density residential development is one of the greatest constraints to the production of affordable housing.
- Section 8 Federal Housing Assistance subsidies for lower income households are limited and much less than total community need.
- Adequate shelter and housing for homeless persons and families will require comprehensive and countywide strategies.
- The high cost of new housing in San Dimas and throughout Los Angeles County will impede the homeownership aspirations of many first-time buyers. The City can mitigate the financial constraints of homeownership by providing down payment assistance and below- market-interest rate financing.



- Infrastructure capacity is adequate to enable new development of the scale projected by SCAG between 1998 and 2005; however, improvements are needed in the long-range to accommodate additional hillside residential development.

- There is a community preference for new housing to be predominantly owner-occupied and to ensure the quality of housing of all new construction.

HOUSING GOALS AND POLICIES

GOALS STATEMENT 1:

Provide a Housing Supply of Adequate Physical Condition in All Residential Neighborhoods.

Policies:

- 1.1. Ensure that mobile homes provide decent, safe, sanitary, and affordable shelter pursuant to State law.
- 1.2. Evaluate alternative ways to implementing the housing quality standards of the Uniform Housing Code for purposes of assuring that substandard dwelling units are rehabilitated in a cost-effective manner and address all substantive habitability complaints.
- 1.3. Continue housing code enforcement on a citywide basis to correct substandard housing problems.
- 1.4. Continue to provide financial assistance to facilitate housing rehabilitation through State of California programs (Multifamily Housing Program), federal programs (Community Development Block Grant, HOME, Section 8 Rehabilitation), and local programs (Redevelopment Agency low-income housing set-aside funds).
- 1.5. Dilapidated housing infeasible to rehabilitate should be replaced with new construction. Low-income occupants should be provided with relocation assistance and/or replacement housing.

GOALS STATEMENT 2:

Achieve Housing Costs within the Ability to Pay of All Economic Segments of the City, including Households with Special Needs.

Policies:

- 2.1 Use tax increment set-aside for low/moderate-cost housing in the City.
- 2.2 Ensure retention of projects approved as low/moderate-income housing.
- 2.3 Promote federal housing subsidies for lower income households through Housing Authority Section 8 Rental Assistance Programs.
- 2.4 Impose criteria by which each potential condominium, stock cooperative, or community apartment conversion shall be evaluated prior to permitting the conversion.
- 2.5 Provide housing for the elderly, which is convenient to adequate public services such as transportation, commercial, recreation, cultural, and health facilities.
- 2.6 Assist in meeting the needs of homeless persons and families through coordination with the County and other service providers.
- 2.7 Assist San Dimas residents and workers by providing housing opportunities for all income segments.



- 2.8 Maintain the affordability of mobile home parks as a housing alternative for lower-income households, particularly elderly residents.

GOALS STATEMENT 3:

Achieve the Development of New Housing for All Economic Segments.

Policies:

- | | |
|--|--|
| <p>3.1 Evaluate new development or construction methods and technology related to housing in order to increase the supply of housing for all segments of the community.</p> <p>3.2 Provide opportunities for the development of middle and upper income multifamily dwellings in the City during the next five years.</p> <p>3.3 Encourage the development of new housing for all income groups to allow for mobility in the housing supply.</p> | <p>3.4 Encourage development of a sufficient housing supply necessary to maintain a minimum citywide vacancy factor of approximately 3 percent in order to promote a healthy rental market through the filtration process and to provide locational choice.</p> <p>3.5 Ensure the continued affordability of new housing for lower- and moderate-income households and avoid windfall profits in housing assisted by the City.</p> <p>3.6 Continue to implement homebuyer assistance programs targeted to low- and moderate-income households.</p> <p>3.7 Promote the use of funding programs designed to meet the special needs of senior citizens.</p> <p>3.8 Promote joint public-private endeavors to achieve the construction of moderate-income rental units.</p> <p>3.9 Promote residential ownership in existing and future mobile home park developments.</p> |
|--|--|

IMPLEMENTATION MEASURES

EXISTING PROGRAMS

There are ten programs presently being implemented which serve to meet numerical objectives established in the 1992 Housing Element for maintaining and improving the condition of housing. These programs are:

1. Housing Code Enforcement and Abatement Program
2. Community Development Block Grant (CDBG) Rehabilitation Loan Program
3. Condominium and Mobile Home Park Conversion Ordinance
4. Mobile Home Park Housing
5. Section 8 Rental Assistance
6. Youth Employment Service
7. Neighborhood Beautification Program
8. Historical Preservation Program

9. 20% Set-Aside
10. Senior Shared Housing Program

The following describes and assesses each of these ten programs.

1. HOUSING CODE ENFORCEMENT AND ABATEMENT PROGRAM

The City has adopted and enforces the Uniform Housing Code. The purpose of the Housing Code is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential buildings.

Several conditions are listed in the Housing Code, which can cause a dwelling unit to be considered substandard. Any one of these



conditions is sufficient to warrant a violation to the extent that it endangers life, limb, health, property, safety, and welfare of the public or occupants.

Responsible Agency: San Dimas
Redevelopment Agency and Building
Department

Timeframe: Current and Ongoing

Objective: Inspections conducted as needed. The City estimates that it will conduct approximately 50 inspections per year (250 over five years).

Funding: General Fund, inspection fees, and redevelopment housing set-aside funds

2. REHABILITATION PROGRAM

Through the use of CDBG, HOME, and redevelopment housing set-aside funds, the City encourages housing rehabilitation by several methods, including the following:

- Deferred loans to low- and moderate-income persons for major repairs on their homes;
- Grants for low- and moderate-income persons so that minor repairs can be completed on their homes;
- Low interest rate loans for major repairs to low- and moderate-income households.

Responsible Agency: San Dimas
Redevelopment Agency

Timeframe: Current and Ongoing

Objective: Assist 70 households annually (350 over five years).

Funding: CDBG, HOME, and redevelopment housing set-aside funds

3. CONDOMINIUM AND MOBILE HOME PARK CONVERSION ORDINANCE

In 1981, the City adopted an ordinance regulating the conversion of apartment buildings and mobile home parks to condominium ownership units. Among the stated goals of the ordinance are:

1. To establish criteria for the conversion of existing multiple family rental housing or mobile home parks to condominiums, community apartments, and cooperative apartments.
2. To reduce the impact of such conversions on residents in rental housing or mobile home parks who may be required to relocate due to the conversion of units or space to condominiums, community apartments, and stock cooperatives by providing procedures for notification and adequate time and assistance for such relocation.

In addition to requiring that converted units be brought into conformity with Building Code requirements, the ordinance requires extensive tenant notification and right of first refusal to purchase. The ordinance provides that the Planning Commission, in considering a conversion request, must also consider the effect on the City's low- and moderate-income housing supply.

To date, the City has received no conversion requests.

Responsible Agency: San Dimas Planning
Department

Timeframe: Current and Ongoing

Objective: As requests are submitted to the City.

Funding: General Fund, application fees



4. MOBILE HOME PARK HOUSING

Owners of a mobile home parks are required to comply with State law (Government Code 65863.7) governing the closure of mobile home parks. Per this state law, the owner of the mobile home park in the City must justify to the Planning Commission and City Council that conversion to another use is consistent with the General Plan, both in its land use designation and the Housing Element's policy of preserving the current mix of mobile home parks in the City's housing stock.

The City's implementation of this program has included the acquisitions of one mobile home park (Charter Oak Mobile Home Estates) and the enforcement of a Mobile Home Accord that regulated space rent increases.

Responsible Agency: San Dimas
Redevelopment Agency

Timeframe: Current and Ongoing

Objective: Preservation of existing mobile home parks.

Funding: General Fund, mobile home park owner fees, and redevelopment housing set-aside funds

5. SECTION 8 RENTAL HOUSING ASSISTANCE

This program provides financial assistance to eligible lower income households who spend more than 30 percent of income on housing costs. The Los Angeles County Housing Authority, in cooperation with the City, administers the program. Currently, the Housing Authority assists Villa San Dimas' 40 unit Section 8 apartments for lower income households in San Dimas. The capacity to meet this goal is severely hampered by the resources available from the U.S. Department of Housing and Urban Development and the low vacancy rate of the apartment housing stock. Due to the low vacancy rate and turnover, it is difficult for program-eligible households to move into

apartment housing within the rent ceilings of the Section 8 program.

Responsible Agency: Los Angeles County
Housing Authority

Timeframe: Current and Ongoing

Objective: Preserve 40 existing Section 8 units at Villa San Dimas. *(Note: No objective is included for additional Section 8 certificates or vouchers because the Section 8 Program is administered by the Los Angeles County Housing Authority based on a countywide waiting list.)*

Funding: Federal Section 8 Program

6. YOUTH EMPLOYMENT SERVICE

The City operates a youth employment program, which has, among its specific activities, a service whereby the City pays homeowners one-half the cost of repairs, painting, and other maintenance needs. The program was designed for those who do not qualify for CDBG programs. The City has budgeted funds to implement the Youth Employment Service Program but has not yet initiated the Program.

Responsible Agency: San Dimas
Redevelopment Agency; San Dimas Parks and
Recreation Department

Timeframe: Begin July 1, 2001 and ongoing thereafter.

Objective: To be determined prior to initiation of program.

Funding: Redevelopment housing set-aside funds

7. NEIGHBORHOOD BEAUTIFICATION PROGRAM

The City established an initial pilot clean-up program in 1992 to provide minor repairs within the Pioneer Park Neighborhood. This Program has



since been expanded to include three additional neighborhoods, generally referred to as the Gaffney/Hera, Alford/Oberg, and the Pearlanna/Groverton/Oakway neighborhoods. Other neighborhoods will be targeted as needed. Although the Program is budgeted each year, its implementation is based on an annual assessment of need. The Neighborhood Beautification Program was implemented each year between 1992 and 1997, with the exception of 1994.

Responsible Agency: San Dimas
Redevelopment Agency

Timeframe: Current and Ongoing (as needed)

Objective: Targeted clean up as needed. Annual priorities to be established. The City estimates that 50 dwelling units will be affected over five years.

Funding: Redevelopment housing set-aside funds

8. HISTORIC PRESERVATION PROGRAM

The City has completed a historic resources element to protect residential units, neighborhoods and other uses that have historical significance. Special guidelines apply to the rehabilitation of historic residences. Responsible Agency: San Dimas Planning Department, Redevelopment Agency

Timeframe: Current and Ongoing

Objective: Preserve approximately 700 dwelling units more than 50 years old and allow the rehabilitation of older dwellings occupied by low-income households in a manner compatible with the City's design guidelines but that also maintains the affordability of the dwelling units (the number of older homes occupied by low-income households is unknown).

Funding: General Fund, permit fees, redevelopment housing set-aside funds

9. 20% SET-ASIDE

In August of 1986, the San Dimas Redevelopment Agency adopted and filed with the Department of Housing and Community Development a resolution establishing a statement of existing programs and a statement of existing obligations. This resolution determined, pursuant to Section 33334.2 of the California Health and Safety Code, that setting aside 20 percent of the taxes allocated to the Agency pursuant to Section 33670 of said Code from the Agency's Project Area would interfere with the Agency's ability to meet existing debt obligations and would impair the Agency's ability to complete those projects and programs approved by the Agency prior to January 1, 1986.

This 1986 resolution allows the Agency to continue the implementation of its redevelopment program without setting aside housing funds; however, it also carries with it an obligation to do additional housing work after 1996. Since 1996, the City has allocated at least 20 percent of its redevelopment tax increment to the low-income housing set-aside fund.

In its 2000-2005 Implementation Plan, the San Dimas Redevelopment Agency established four primary goals for the use of tax-increment funds in support of affordable housing:

- Housing rehabilitation loans and grants.
- Provisions of no- or low-interest loans to assist low- and moderate-income persons in meeting down payment requirements.
- Agency assistance to the San Dimas Housing Authority in constructing single- and multifamily low- and moderate-income housing.
- Participation in Federal, State, and County programs designed to increase and improve the City's supply of low- and moderate-income housing.



Over the past five years, the San Dimas Redevelopment Agency generated the following dollar amounts for its low/moderate-income housing set-aside fund each year:

94/95	\$200,000.00
95/96	\$395,231.11
96/97	\$404,048.51
97/98	\$503,892.50
98/99	\$514,102.50

As of the fiscal year starting July 1, 2000, the Redevelopment Agency reported approximately \$163,000 in accumulated low/moderate-income housing funds. The Agency expected to generate approximately \$2.7 million in additional tax increment low/moderate-income funds between 2000 and 2005.

Responsible Agency: San Dimas Redevelopment Agency

Timeframe: Current and Ongoing

Objective: See other program descriptions for use of redevelopment housing set-aside funds.

Funding: Redevelopment housing set-aside funds

ACQUISITION AND REHABILITATION

The City will expand its housing rehabilitation program to include a component for the rehabilitation of substandard rental dwelling units in conjunction with long-term affordability requirements to increase the supply of rental housing affordable to low-income households. As part of this program, the City will undertake a citywide investigation to identify specific rental dwelling units with the potential for adding to the permanent stock of affordable housing. The guidelines for this program will be consistent with state housing element criteria and allow rehabilitated rental dwellings to be counted toward meeting the City's new construction housing need.

10. SENIOR SHARED HOUSING PROGRAM

The City implements this program, which serves to reduce housing costs for participants. Through this program, senior owners share their housing with another senior household in order to reduce both the owner and renter monthly payments. This program is published and marketed through monthly meetings with Adult Protective Services, social workers, mental health workers, local law enforcement, and shared housing programs in adjacent jurisdictions. City staff visits local area senior centers monthly to distribute information and obtain referrals. The program is also marketed and advertised through published housing resource directories and local newsletters

Responsible Agency: San Dimas Redevelopment Agency

Timeframe: Current and Ongoing

Objective: Depends on number of inquiries and program demand.

Funding: Redevelopment housing set-aside funds

NEW PROGRAMS

In addition, the City will include an acquisition and rehabilitation component (currently being implemented) in which the City will sell acquired dwelling units to qualified low- or moderate-income households.

Responsible Agency: San Dimas Redevelopment Agency

Timeframe: Acquisition component of program has been adopted and is being implemented. Identification of dwelling unit that can be rehabilitated with a long-term affordability agreement will be completed by December 2001.

Objective: Rehabilitate seven dwelling units.



Funding: General Fund, Inspection Fees, Redevelopment Low-Income Housing Set-Aside Funds

2. PARKING STANDARDS

The City will modify parking standards for non-elderly affordable housing projects when the project proponent can show that: (a) the modified standards will meet the objectives of the City's parking requirement; (b) are necessary for the financial feasibility of the project; and (c) will not result in the use of on-street parking by residents. If such findings are made, parking standards for affordable housing will be modified, based on the number of bedrooms, to reflect actual parking demand in the proposed project location. The City will permit, as appropriate on a case-by-case basis, parking alternatives that meet development guidelines for screening of parking from public view.

Responsible Agency: San Dimas Planning Department, subject to approval by the Planning Commission and City Council

Timeframe: Revised parking standards to be adopted by December 2001.

Objective: N/A

Funding: General Fund, permit fees

3. SENIOR HOUSING STANDARDS

The City will eliminate minimum dwelling unit size requirements for senior housing.

Responsible Agency: San Dimas Planning Department, subject to Planning Commission and City Council approval

Timeframe: Adopt revised standards by December 2001.

Objective: N/A

Funding: General Fund, permit fees

4. IDENTIFICATION OF SITES FOR AFFORDABLE HOUSING

The City will designate one or more site(s) from a list of potential sites identified by the City (Appendix D) that could accommodate housing at densities that will make the development of low- and/or moderate-income housing financially feasible. The site selection will be based on a more detailed feasibility/suitability analysis to be conducted by the City for each site. Sufficient sites will be designated to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation of 16 very low-income households, 12 low-income households, and 18 moderate-income households.

These households will be accommodated through a mixture of new development and infill strategies that include the following (the number of units for each of these strategies is an estimate only):

- Infill sites (vacant lots suitable for a density that could accommodate two low-income housing units and 21 moderate-income housing units in the downtown areas of the City);
- Remaining undeveloped lots in single-family development under construction (19 dwelling units at densities that could accommodate housing for moderate-income families and 123 dwelling units for above moderate-income families);
- Intensification of land use in existing developments (four units of moderate-income housing)
- Second units on single family lots (additional units of very low-income housing and five additional units of low-income housing based on the number of second units approved over the past several years);



- Dwelling units on the second floor of commercial buildings in the downtown area (eight units of very low-income housing and eight units low-income housing based on the City's success with creating 12 low-income dwelling units on the second floor of the Hardware Store building);
 - The expansion of Charter Oaks Mobile Home Park (with a potential to create seven additional spaces for very low-income households and five additional spaces for low-income households); and
 - The repair of dwelling units needing substantial rehabilitation that would not meet current building code standards for habitability (up to 12 dwelling units in need of substantial rehabilitation with the imposition of long-term affordability requirements).
2. The City will contact the owner of the historic Johnstone Building on West Bonita Avenue to offer assistance in a structural retrofit. The objective of the assistance will be to modify the building so that it is suitable for a high-density, very low- and low-income senior housing project on the second floor. The senior housing units will be similar to those created on the second floor of the historic Hardware Store building. The City anticipates that a structural retrofit and modifications to the second floor will yield 10 to 15 affordable senior housing units, based on the City's experience with the Hardware Store project.
 3. The City will require that the following properties in the Redevelopment Project Area be developed as mixed-use commercial/office projects with a housing component. If any of these properties are developed as senior housing, the City will offer a 50 percent density bonus. Otherwise, affordable housing projects meeting the City's density bonus standards will be eligible for a 25 percent density bonus.

See Table 35A of Appendix A for an analysis of four potential sites with redevelopment potential.

The City has identified the following development opportunities to accommodate its low- and moderate-income allocation on infill and mixed-use sites:

1. The City will seek to acquire a 1.16 acre parcel currently zoned Mobile Home Park (MHP) and located between the freeway and the City Owned Charter Oak Mobile Home Park. The purpose of the acquisition will be to either expand the mobile home park with affordable manufactured homes or provide the site to an affordable housing developer for the construction of affordable housing units in a high-density project compatible with the mobile home park. The City estimates that approximately 50% of the site is useable due to steep slopes on a portion of the property. The City anticipates that this site could yield 15 to 20 affordable housing units.
- a. South San Dimas Avenue (west): This 1.8-acre property is located on San Dimas Avenue just south of Commercial Street.
- b. San Dimas Avenue (east) just south of the railroad tracks and north of Arrow Highway: There are several contiguous properties totaling approximately five acres. These properties have potential for mixed- use, including high-density and senior housing. The Redevelopment Agency will assist in assembling these sites to increase the feasibility of residential development. The City will process a Zone Change to incorporate a housing requirement on these properties. The City has evaluated the residential development potential on these properties as follows:



- On the west, 1.8 acre parcel of the property group, the City estimates that four detached units could be developed at the rear of property and eight to ten apartment units could be developed above the first floor of a commercial/office building (12 to 14 units total).
- On the east parcel, there are between 1.5 and 2 acres of developable land that could accommodate 30 to 40 dwelling units at high density, including second floor apartments at the front of the property over first floor commercial/office uses. A portion of the site has significant slopes and is adjacent to an industrial land use, so the useable portion of the property is about 4 acres. The site area that the City estimates would be unsuitable for residential, but suitable for commercial/office use accounts for between 2 and 2.5 acres, leaving 1.5 to 2 acres for residential and mixed uses.

Responsible Agency: San Dimas Planning Department- and San Dimas Redevelopment Agency, subject to approval by the Planning Commission and City Council

Timeframe: Identify suitable sites by December 2001. Designate one or more sites at appropriate densities and rezone properties for residential or mixed-use for senior or affordable low- and moderate-income households by December 2003.

Specific actions will include:

1. For site next to Charter Oak Mobile Home Park: The City will contact potentially interested developer in 2002 to determine most feasible use and rezone to multifamily if a non-mobile home park residential use appears most feasible.

2. For the Historic Johnstone Building: The City will offer the building owner financial assistance for structural retrofitting.

For the San Dimas Avenue sites: The City will require that the properties be developed as mixed-use project with residential components and rezone the sites to accommodate such projects. The City will assist and may facilitate assembly of these sites by private parties by expediting rezoning and other permit approvals once the sites have been acquired. If assembly by private action and rezoning of the sites cannot occur by December 2003, the City will consider use of Redevelopment Agency powers to assemble the sites through negotiated purchase, friendly condemnation, eminent domain, or other appropriate technique to ensure that the sites can be assembled, rezoned, and developed prior to June 2005.

Objective: Identify sufficient sites to accommodate at least 16 very low-income households, 12 low-income households, and 18 moderate-income households.

Funding: redevelopment housing set-aside funds; State of California downtown rebound planning grant (new program to provide planning funds for high-density urban infill projects.)

5. REDUCE THE COST-IMPACT OF THE CITY'S DEVELOPMENT PERMIT PROCESS

- a. Provide expedited permit review of affordable housing projects, particularly when design review is part of the permit process.
- b. Use Redevelopment Agency low-income housing set-aside funds to pay development impact fees for affordable housing projects if necessary for the financial feasibility of such projects.



Responsible Agency: San Dimas Planning Department, Redevelopment Agency, subject to approval by the City Council

Timeframe: Ongoing, as development proposals are submitted

Objective: To provide expedited permit review for all affordable housing development proposals and subsidized development impact fees to all such proposals in which the project sponsor can demonstrate financial need.

Funding: General Fund, permit fees, redevelopment housing set-aside funds

6. FIRST-TIME HOMEBUYER ASSISTANCE

Continue to implement the City's homebuyer assistance programs, including a newly established Lease-to-Own Program. The City's first-time homebuyer assistance programs include:

- Southern California Housing Financing Authority (SCHFA) – *Low Interest Rate* mortgages of 6.75 percent or *Rebate Rate* mortgages of 7.5 percent are available to eligible first time homebuyers. Rebate allocations will pay down payment and closing cost assistance in an amount not to exceed 3.5 percent of the loan amount on behalf of the borrower. All mortgages must be owner-occupied and subject to Federal Housing Administration (FHA), Veterans Affairs (VA), or Federal National Mortgage Association (FNMA) program requirements.
- Down Payment Assistance Program (DPAP) – This program provides financial assistance in the form of a "Conditional Grant" to eligible households. The program provides down payment assistance of up to \$5,000, applied towards the borrower's required down payment and non-recurring closing costs. The amount is loaned to the borrower in the form of a silent second secured by a Deed of Trust. If program conditions are met, the loan is forgiven.
- California Housing Finance Agency (CHFA) Affordable Housing Partnership Program (AHPP) – These are partnership programs that provide additional affordable home ownership opportunities. Used in conjunction with the DPAP or Home Ownership Assistance Program, these programs provide low interest rates that are lower than CHFA's standard below-market rates for 30-year fixed rate loans with the additional benefits of down payment assistance and silent seconds.
- Home Ownership Program (HOP) – Financial assistance of up to \$15,000 or 20 percent of purchase price, whichever is less, is provided to eligible home buyers in the form of shared equity participation loans, secured by Deeds of Trusts. Loans are deferred for 20 years with no monthly payments and will not accrue interest. The loans are payable upon sale, transfer, or refinance of the home.
- Mortgage Credit Certificate (MCC) – This program provides an eligible household to take up to 20 percent of the annual mortgage interest payment as a dollar for dollar tax credit against federal income tax. The MCC is used to assist the qualifying homebuyer in obtaining an effective reduction in monthly mortgage payments. By adjusting the homebuyer's allowances on his or her W-4, the amount of tax withheld by the employer is reduced and the purchaser has more monthly income available to cover mortgage payments.
- Mortgage Assistance Program (MAP) – This program provides a direct subsidy in the form of a second mortgage to an



eligible household in the minimum amount necessary for the borrower to obtain an affordable housing cost, up to a maximum amount of \$25,000. The borrower makes repayment of principal and interest beginning in year six, with regular monthly payments to the Agency until the principal and interest are repaid.

- **Lease-to-Own Program** – The City recently adopted a new program to encourage homeownership for low-, moderate-, and middle-income households. Under the Lease-to-Own Program, a nonprofit organization established to administer the Program (the California Communities Housing and Finance Agency) purchases a mortgage at a market interest rate on a new or existing home. The participating household leases the property for three years from the nonprofit corporation. Monthly payments equal the mortgage payment. The participating household can assume the mortgage at the end of three years (the lease may be extended to allow the household more time to qualify for the assumption of the mortgage). The Program allows households to achieve homeownership without having amassed the necessary down payment for a conventional residential loan.

Responsible Agency: San Dimas
Redevelopment Agency

Timeframe: Current and ongoing

Objective: Assist approximately 15 homebuyers per year (70 over five years).

Funding: HOME Program, SCHFA mortgage revenue bonds and/or mortgage credit certificates, California Housing Finance Agency, CalHome Program, redevelopment housing set-aside funds

PROGRAM 7. EXPANSION OF MOBILE HOME OPPORTUNITIES

The City will negotiate with the owner of property adjacent to Charter Oak Mobile Home Park to acquire the property to expand mobile home housing opportunities for low- and very low-income households. The City estimates that up to 12 additional spaces can be created. The City will only acquire the property if the cost is no more than fair market value for mobile home use and permits development of additional mobile home park spaces at rents affordable to low- and very low-income households.

Responsible Agency: San Dimas
Redevelopment Agency

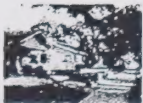
Timeframe: Negotiate with property owner and acquire site (provided agreement can be reached on fair market value) by June 2002. Make additional spaces available for expansion of Charter Oak by January 2003.

Objective: Create seven additional spaces for very low-income households and five additional spaces for low-income households.

Funding: Combination of federal, state, and/or redevelopment housing set-aside funds as listed above. Also includes CalHome Program as a potential funding source.

PROGRAM 8. PRESERVE 40 LOW-INCOME RENTAL UNITS AT VILLA SAN DIMAS

The City will contact the owners of Villa San Dimas to determine the owner's intent regarding the preservation of the rental units as low-income housing or conversion to market rate rental units. Should the owner wish to preserve the units, the City will assist in providing, or applying for, funding to obtain the appropriate type of financial assistance to preserve the unit for continued use as rental housing for low-income households. This action assumes that the owner will not want to renew the Section 8 Program contract and that other incentives offered by HUD, if any, will be insufficient to



entice the owner to maintain the rental units as income-restricted.

If the owner is unwilling, or unable, to preserve the units, the City will solicit the interest of a non-profit housing corporation with the capacity to acquire and manage the rental units and maintain their affordability to low-income households.

Responsible Agency: San Dimas
Redevelopment Agency

Timeframe: Establish owner's intent by December 31, 2000. If owner's intent is to convert units or if the owner expresses a need for financial assistance to maintain the units as income restricted, offer one of two options:

1. Enter into negotiations with owner, to assist in arranging financing to maintain the units as income-restricted rentals; or
2. Solicit the participation of nonprofit housing corporation with the capacity to acquire and manage the rental units to maintain their affordability.

First priority will be given to a nonprofit that can continue to operate Villa San Dimas as affordable family housing. If the City cannot find a nonprofit housing organization interested and capable of operating Villa San Dimas as affordable family rental housing, the City will seek participation by a nonprofit organization to maintain the rental units as affordable housing for other population groups, such as seniors.

Objective: Maintain the affordability of 40 income-restricted rental units at Villa San Dimas for low-income households, preferably as family housing.

Funding: Specific type of funding will depend on strategy (i.e., whether acquisition only, whether acquisition and rehabilitation, etc. Could include HOME Program funds, redevelopment housing set-aside funds,

CDBG funds, Section 8 Program funds, or other state or federal funding.

PROGRAM 9. FACILITATE INFILL AND MIXED-USED DEVELOPMENT IN THE DOWNTOWN AREA

In addition to designating infill and mixed-use sites (such as second floor residential over first floor commercial use) with appropriate zoning and development standards (see New Programs #2 and #4), the City may offer financial assistance in the form of redevelopment housing set-aside funds or assist applicants in accessing state or federal funding, to the extent such other funding is not committed to other housing projects.

Although the City considers the use of zoning and regulatory incentives as important components of its housing strategy to facilitate the development of infill and mixed use sites, higher priority on the use of redevelopment funds will be placed on rehabilitation of existing housing and maintenance of existing income-restricted rental units.

Responsible Agency: San Dimas Planning Department (for implementation of zoning and other regulatory incentives) and San Dimas Redevelopment Agency

Timeframe: See New Programs #2 and #4

Objective: Identify infill sites mixed opportunities for up to eight very low-income households and 10 low-income households.

Funding: Depending on the project and its financial needs; redevelopment housing funds, HOME Program funds, CDBG funds

PROGRAM 10. MONITOR APPLICATION OF DESIGN REVIEW PROCESS

It is the City's policy that all residential developments, regardless of funding source or income of occupants, shall exhibit very high quality architectural, landscape and site design.



Residents at all income levels have the right to live in safe and well-designed neighborhoods.

The City will monitor the application of its design review process as applied to affordable housing proposals. Because no affordable housing development proposals have been submitted to the City since the adoption of the guidelines, it is difficult to measure their potential application on such projects. The purpose of the monitoring program will be to determine if:

- The application of the guidelines poses an inordinate cost on the project in relation to the design issues of concern.
- Imposes an unreasonable delay in achieving project approval.

If the City determines that there is a pattern of applying its design review process to affordable housing projects in a manner that disproportionately affects project costs, financial feasibility, or the time required to obtain project approval, the City will consider changes to the process to address these impacts.

Responsible Agency: San Dimas Planning Department

Timeframe: On-going as needed when affordable housing proposals are submitted for design review.

Objective: To assure that affordable housing projects are not faced with disproportionate costs or delays in project approvals in relation to other housing development proposals.

Funding: Application fees

PROGRAM 11. HOMELESS AND TRANSITIONAL HOUSING FACILITIES

Homelessness is both a local and regional problem, as homeless individuals tend to be transient. Public and private agencies serving the homeless often do so on a regional basis.

San Dimas has recognized the regional nature of homelessness and supported regional solutions through participation in intergovernmental organizations and financial support (such as the use of CDBG funds to support homeless programs).

The City also recognizes that, to address homelessness, emergency shelters and support services must locate where there is a need. Although the need for a local shelter has not been identified at present, there may be a future need for emergency shelter and support services.

To plan for such a future need, the City will conduct an inventory of sites in zoning categories that presently permit homeless and/or transitional housing facilities. The purpose of the survey will be to identify potential locations where such facilities could be located should a need arise and a proposal be submitted to the City. Criteria for determining appropriate locations will be based on:

- the estimated number and type of clientele;
- the supportive services proposed;
- transportation needs;
- the location of social, medical, and other services integral to the homeless or transitional housing facility; and
- existing surrounding land uses.

In addition to the zoning survey, the City will identify homeless support services and emergency shelters in surrounding communities as part of its effort to determine the need for a local facility.

Responsible Agency: San Dimas Planning Department

Timeframe: Complete survey, analysis, and rezoning of one or more appropriate sites by June 2003



Objectives: Identify at least one site each for homeless and transitional housing facilities.

Funding: Redevelopment housing set-aside funds



RELATED ONGOING ACTIONS

1. DENSITY BONUS POLICIES

State density bonus law was enacted to "contribute significantly to the economic feasibility of low- and moderate-income housing in proposed housing developments." To this end, State law requires localities to provide density bonuses over the otherwise zoned maximum density to developers who agree to specified conditions. Those conditions are to construct a certain percentage of development for lower-income households or senior citizens.

A new policy for future implementation was incorporated in the 1989-1994 Housing Element. That action program was the establishment of policies and procedures for implementation of recently enacted State amendments to the density bonus law. Previous law required local agencies to grant a density bonus or a housing incentive of equivalent value to a developer of low-income housing unless the local agency made a finding that the incentives were unnecessary to provide affordable rent prices. The law applied to housing developments where at least 20 percent of the units are constructed for low- or moderate-income households.

Current density bonus law required that when a housing developer proposes to construct at least:

- 1) 20 percent of the total units of a housing development for low-income households, as defined in Section 50079.5 of the Health and Safety Code, or
- 2) 10 percent of the total units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code, or
- 3) 50 percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.3 of the Civil Code, that the City either: (a) grant a density bonus and at least one other concession or incentive identified in State

law; or (b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit.

The lower-income units for which the density bonus is claimed must remain affordable for 30 years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program).

Responsible Agency: San Dimas Planning Department

Timeframe: Current and Ongoing

Objective: N/A

Funding: General Fund, permit fees

2. EQUAL HOUSING OPPORTUNITIES

San Dimas will continue to implement the following four policies relating to equal housing opportunity:

- a. Continue to implement equal housing opportunity statutes and executive orders through participation in the CDBG Program or successor programs.
- b. Coordinate the resolution of discrimination complaints with the local office of the Fair Employment Practices Commission.
- c. Continue to cooperate with the Los Angeles County Housing Authority in promoting equal housing opportunity.
- d. Discourage discrimination in the sale or rental of housing on the basis of the householder's age or families with minor children.

In addition, the City will evaluate other ways of promoting fair and open housing such as those



cited by the State Department of Housing and Community Development. This effort will be coordinated by the City with the County Housing Authority and the San Dimas Community Redevelopment Agency.

Responsible Agency: San Dimas Redevelopment Agency

Timeframe: Current and Ongoing

Objective: N/A

Funding: Redevelopment housing set-aside funds

QUANTIFIED OBJECTIVES

The City has established quantified objectives related to the programs described above. The objectives are:

1. to designate sites to meet its RHNA allocation (at a minimum);
2. to accommodate new housing construction;
3. to rehabilitate existing housing in order to create new affordable units and preserve existing affordable units;
4. to assist low- and moderate-income homebuyers; and
5. to preserve the affordability of existing housing.

**Table 1**

Summary of Quantified Objectives (January 1, 1998 – June 30, 2000)

	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
Designate Sites to Meet the RHNA New Construction Need at a Minimum	16	12	18	45	91
Anticipated Units to Be Produced (Including Infill, Redevelopment, & Second Units)	10	10	20	45	85
Rehabilitation to Create New Affordable Housing	3	4	0	0	7
Existing Housing Rehabilitation	150	100	0	0	250
Homebuyer Assistance	10	20	40	0	70
Preserve Existing Affordable Housing*	500	450	0	0	950

Source: City of San Dimas, 2000

*Mobile home units and 50 assisted rental housing units in Villa San Dimas



II. GENERAL PLAN CONSISTENCY/PUBLIC PARTICIPATION

The Housing Element is part of the San Dimas General Plan Update and must be internally consistent with each of the other General Plan Elements. The 1989 Housing Element was prepared as part of a complete General Plan update, during which all of the elements of the plan were simultaneously evaluated for internal consistency. The 2000 Housing Element continues the programs of the 1989 Housing Element, which are considered to be consistent with the goals and policies of the other General Plan elements.

The proposed program to designate one or more infill sites, particularly sites not currently designated for residential use, as suitable for affordable housing development could require an amendment to the General Plan Land Use Map, but is not expected to require changes in general plan policies.

CITIZEN PARTICIPATION

Preparation and adoption of the Housing Element involved:

- a joint City Council/Planning Commission workshop open to the public;
- public hearings before the Planning Commission and City Council on the draft Housing Element; and
- a second hearing before the City Council to review State comments on the draft document and adopt a final Housing Element.

Planning Commission and City Council hearings were conducted on the draft Housing Element

prior to its submission to the California Department of Housing and Community Development (HCD). The City Council conducted a second public hearing to consider HCD's comments and proposed revisions prior to adopting the Element.

To provide public notice and opportunities for public participation, the City conducted the following outreach efforts:

- posted notices at the Library, Post Office, and Via Verde Shopping Center,
- provided public notices on the City's web site, and
- sent notification to individuals and organizations on the City's list of parties that have standing requests for notification of public hearings.

The public was notified of each of the hearings at least ten day in advance through a published newspaper notice and posting at City Hall. The dates of the public hearings were as follows:

Joint City Council/ Planning Commission workshop:	April 5, 2000
2 nd Planning Commission hearing:	May 17, 2000
1 st City Council hearing:	June 13, 2000
2 nd City Council hearing:	August 22, 2000
City Council Hearing to Adopt Housing Element	October 10, 2000



III. EVALUATION OF THE 1992 HOUSING ELEMENT

The City adopted ten programs in its 1989 Housing Element addressing a range of topics. These programs were:

1. Housing Code Enforcement and Abatement
2. CDBG Rehabilitation Loan Program
3. Condominium/Mobile Home Park Conversion
4. Mobile Home Park Housing
5. Section 8 Rental Housing Assistance
6. Youth Employment Service
7. Neighborhood Beautification Program
8. Historic Preservation Program
9. 20% Set-Aside
10. Senior Shared Housing Program

The City has successfully implemented each of these ten programs, although limits in the availability of funding and staffing have not permitted the City to meet 100 percent of low- and moderate-income needs identified in the 1989 Housing Element.

The City believes that its existing programs address most of the key needs of current and future residents, although available funding levels are not sufficient to meet 100 percent of that need. For this reason, the City proposes to continue existing programs, with the following modifications and additions:

1. Modify the housing rehabilitation program to include a component for the rehabilitation of substandard rental dwelling units in conjunction with long-term affordability requirements to increase the supply of rental housing affordable to low-income households. As part of this program, the City will undertake a citywide investigation to identify specific rental dwelling units with the potential for adding to the permanent stock of affordable housing. In addition, the City will include an acquisition and rehabilitation component (currently being implemented) in which the City will sell

acquired dwelling units to qualified low- or moderate-income household;

2. Modify parking standards for non-elderly affordable housing projects when the project proponent can show that 1) the modified standards will meet the objectives of the City's parking requirement, 2) are necessary for the financial feasibility of the project, and 3) will not result in the use of on-street parking by residents.
3. Modify senior housing standards to eliminate the minimum dwelling unit size.
4. Undertake a site feasibility study to identify vacant, non-residential and residential infill properties with the potential for accommodating dwelling units affordable to very low-, low-, and moderate-income households. Undertake a site feasibility study to identify sites with redevelopment and re-use potential for additional housing affordable to very low-, low-, and moderate-income households.
5. Provide expedited permit review of affordable housing projects, particularly when design review is part of the permit process.
6. Use Redevelopment Agency low-income housing set-aside funds to pay development impact fees for affordable housing projects if necessary for the financial feasibility of such projects.
7. Continue to implement the City's Mobile Home Accord that limits rent increases.
8. Continue to implement the City's homebuyer assistance programs, including a newly established Lease-to-Own Program.

In addition to these programs, the 1989 Housing Element included policies for density bonuses and fair housing. The City will continue these policies and implementing programs.



1. Density Bonus Policies: A policy incorporated in the 1989-1994 Housing Element was the establishment of policies and procedures for implementation of enacted State amendments to the density bonus law. State density bonus law has since been revised, and the City will continue to implement its density bonus program in compliance with current state law.
2. Equal Housing Opportunities: San Dimas will continue to implement policies relating to equal housing opportunity through:
 - Referrals of housing discrimination complaints for investigation and resolution;
 - Written information to the public on state and federal fair housing laws and the roles and responsibilities of tenants, homebuyers, real estate agents, lenders, rental property owners, and others involved in the sale, renting, financing, or management of residential properties;
 - Monitoring of compliance by recipients of City housing assistance; and
 - Participation with other agencies in the promotion of fair housing through special events, annual activities, and ongoing information to the public.

Table 1 summarizes the City's accomplishments under the 1989 Housing Element.

ADDITIONAL PROGRAMS

Since the adoption of the Housing Element, San Dimas initiated several programs to address its housing goals and objectives:

1. The City has initiated an Acquisition and Rehabilitation Program, whereby the City acquires dwellings in need of repair and either rents or sells them to low-income households.

Responsible Agency: San Dimas Redevelopment Agency

Timeframe: Current and Ongoing

Objective: Five dwelling units between 2000 and 2005.

Funding: Redevelopment housing set-aside funds

2. In 1994, the City created a Mobile Home Accord whereby rent increases are regulated and stabilized for a five-year, renewable period. All five mobile home parks in the city are a part of this Accord. Initial agreements were signed in early 1995 and are subject to renewal in 2005. Responsible Agency: San Dimas Redevelopment Agency

ADOPTED SINCE 1989

Timeframe: Current and Ongoing

Objective: Preserve affordability of mobile home park rents for 900 mobile home resident households.

Funding: Redevelopment housing set-aside funds; fees charged to mobile park owners for implementation of program.

3. The City assists low- and moderate-income households achieve homeownership through partnerships with the Southern California Housing Financing Authority and the California Housing Finance Agency. The following programs have been implemented since 1989. Responsible Agency: San Dimas Redevelopment Agency

Timeframe: Current and Ongoing

Objective:

Funding: Redevelopment housing set-aside funds

**Table 2**

City Achievements Under the 1989 Housing Element

Program	Objective and Actions	Achievements
PROGRAM 1: Housing Code Enforcement and Abatement Program	<u>Objective:</u> The purpose of the Housing Code is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential buildings. <u>Action 1:</u> Several conditions are listed in the Housing Code that can cause a dwelling unit to be considered substandard. Any one of these conditions is sufficient to warrant a violation to the extent that it endangers life, limb, health, property, safety, and welfare of the public or occupants.	In November, 1989, the City initiated a vigorous Nuisance Abatement program designed to take action in cases of outstanding code enforcement issues in which violators failed to make necessary corrections, or where unsafe dwellings were involved in probate or litigation. During the first two months of the program, nine dwellings were cited, of which four were designated for demolition and five for possible rehabilitation. This program has benefited the community by identifying and improving problem properties and preventing or correcting more widespread neighborhood deterioration. If left unattended, such properties have the potential for triggering further neighborhood decline, which would be more costly and difficult to correct. Although the City does not respond to a large number of code enforcement complaints related to property conditions, the City believes this program has sufficient merit to continue its operation. This program should be continued as



		an important part of the City's ongoing efforts to maintain neighborhood conditions, improve individual properties, and target properties whose owners may need financial assistance to achieve City property maintenance goals. This program implements Goal 1, Policies 1.3 to 1.5 of the Housing Element.
PROGRAM 2: Housing Rehabilitation	<u>Objective:</u> Through the use of CDBG resources, the City encourages housing rehabilitation by several methods. <u>Action 1:</u> The City plans to issue deferred loans to low- and moderate-income persons for major repairs on their homes. <u>Action 2:</u> The City plans to approve grants for low- and moderate-income persons so that minor repairs can be completed on their homes. <u>Action 3:</u> The City plans to paint the exterior of homes, install smoke detectors, and install security locks for qualified homeowners.	CDBG PROGRAM San Dimas residents receive assistance annually using CDBG and other programs for eligible activities under the Rehabilitation Loan Program: CDBG Housing Rehabilitation Grant and Loan Program - CDBG funds have continuously financed the cost of repairs to code violations of the City and applicable Building and Safety and Health code conditions determined to be detrimental to public health and safety. The program provides grants up to \$2,500 and deferred loans up to \$10,000 to low- and moderate-income households for home repairs HOME PROGRAM Owner Occupied Single Family Rehabilitation Loan Program - This program provides 3 percent amortized loans or deferred loans up to \$25,000 to eligible homeowners whose gross annual income does not exceed 80 percent of the County median income. Borrowers are required to make monthly payments up to 15 years dependent upon their ability to pay, or loans may accrue interest at 3 percent for the first ten year period with no monthly payments if eligibility



Program 1: The City of San Dimas is committed to providing the highest quality of housing for its residents. This program is designed to provide financial assistance to low-income households in the form of grants and loans to assist with the costs of housing rehabilitation and construction.	Objective: The purpose of this program is to provide financial assistance to low-income households in the form of grants and loans to assist with the costs of housing rehabilitation and construction. Agenda 1: The program is administered by the City of San Dimas Housing Department in cooperation with the City of San Dimas. Agenda 2: The program is administered by the City of San Dimas Housing Department in cooperation with the City of San Dimas.	requirements are met. Deferred Loans are payable when property title transfers. San Dimas CRA Housing Rehabilitation Assistance Program Grants - This program is identical to the CDBG program. However, income limits are increased to assist residents with a household annual gross income not exceeding 120 percent of County median income. San Dimas CRA Housing Rehabilitation Assistance Program Loans - 5 percent Amortized Interest Subsidy, Tandem and Deferred Loans provide financial assistance in the form of second trust deeds to eligible households whose incomes do not exceed 120 percent of the County median income. Loan applicants are assessed on an individual basis obtaining loans that are tailored to their specific circumstances and needs. Results achieved under these programs: Deferred Loans – 34 loans from last five years (1995/96 – 1999/00) Rehabilitation Grants – 432 grants from last five years (1995/96-1999/00) CRA Rehabilitation Grants – 55 grants from 1994/95 – 1996/97 CRA Rehabilitation Loans- Nine loans from 1994/95 – 1996/97
Program 2: The City of San Dimas is committed to providing the highest quality of housing for its residents. This program is designed to provide financial assistance to low-income households in the form of grants and loans to assist with the costs of housing rehabilitation and construction.	Objective: The purpose of this program is to provide financial assistance to low-income households in the form of grants and loans to assist with the costs of housing rehabilitation and construction. Agenda 1: The program is administered by the City of San Dimas Housing Department in cooperation with the City of San Dimas. Agenda 2: The program is administered by the City of San Dimas Housing Department in cooperation with the City of San Dimas.	This program is an essential component of the



		City's ongoing efforts to maintain neighborhood conditions and improve housing conditions in the central City area, which has a large percentage of dwelling units more than 40 years old. The various activities implemented to achieve program objectives have benefited the community by assisting low-income homeowners and rental housing occupied by low-income households. These properties would not likely have been improved without City assistance, thereby negatively affecting all property owners in older neighborhoods. This program implements Goal 1, Policies 1.1 to 1.4
PROGRAM 3: Condominium and Mobile Home Park Conversion Ordinance	<u>Objectives:</u> 1) To establish criteria for the conversion of existing multiple family rental housing or mobile home parks to condominiums, community apartments, and cooperative apartments; and, 2) to reduce the impact of such conversions on residents in rental housing or mobile home parks who may be required to relocate due to the conversion of units or space to condominiums, community apartments, and stock cooperatives by providing procedures for notification and adequate time and assistance for such relocation. <u>Action:</u> In 1981, the City adopted an ordinance regulating the conversion of apartment. Buildings and mobile home parks to condominium ownership units.	The ordinance requires extensive tenant notification and right of first refusal to purchase. The Planning Commission, in considering a conversion request, must also consider the effect on the City's low- and moderate-income housing supply. The Redevelopment Agency purchased a 186-unit senior mobile home park (Charter Oaks) in 1998 with an \$8.5 million bond to maintain the affordability of the park for seniors. Housing affordable to low-income households has become increasingly scarce in San Dimas since 1990. The preservation of existing affordable housing is, therefore, a high priority. This program furthers that goal by minimizing the negative impact on low-income households of the conversion of mobile home parks or condominiums. Because the City has an ongoing need to accommodate its low-income residents,



		this program should be continued. This program implements Goal 2, Policies 2.2 and 2.4.
Program 4: Mobile Home Park Housing	<u>Objective:</u> Preserving the current mix of mobile home parks in the City's housing stock (currently 6.8 percent). <u>Action 1:</u> The owner of a mobile home park is required to comply with State law (Government Code 65863.7) governing the closure of mobile home parks. <u>Action 2:</u> The owner of a mobile home park is required to justify to the Planning Commission and City Council that conversion to another use meets the General Plan, both in its land use designation and the City's Housing Element with its stated policy.	No proposals to close mobile home parks have been submitted to the City. Mobile home parks provide an essential affordable housing option for low-income senior residents and others. There is only one vacant site of sufficient size (adjacent to a City-owned mobile home park) that has the potential to accommodate additional mobile homes in a mobile home park setting. As a result, it is unlikely that this affordable housing option can be substantially expanded to meet future affordable housing needs. The preservation of existing mobile home parks will achieve Goal 3, Policies 3.5 and 3.9. (See also discussion of Program 3 for community benefit, continued relevance, and furtherance of City goals and policies.)
PROGRAM 5: Section 8 Rental Housing Assistance	<u>Objective:</u> The provision of financial assistance to eligible lower income households who spend more than 30 percent of income on housing costs. <u>Action 1:</u> The program is administered by the Los Angeles County Housing Authority under cooperation with the City of San Dimas. <u>Action 2:</u> The present "Housing Assistance Plan" contains a three-year goal of eight additional Section 8 Existing Rental Assistance units.	Currently, the Housing Authority assists Villa San Dimas, which provides 40 Section 8 subsidized apartments to lower income households in San Dimas. The capacity to meet this goal is severely hampered by the resources available from HUD and the low vacancy rate of the apartment housing stock. Because of the low vacancy rate and turnover, it is difficult for program-eligible



		households to move into apartment housing within the rent ceilings of the Section 8 program. Although the City supports the Section 8 Program and the availability of Section 8 subsidies in San Dimas, the City does not directly administer this program and has no control over the number of certificates and vouchers in the City. Section 8 funds in San Dimas are administered by the Los Angeles County Housing Authority. This program implements Goal 2, Program 2.3.
PROGRAM 6: Youth Employment Service	<u>Objective:</u> The program was designed for those who do not qualify for CDBG programs. <u>Action 1:</u> The City has budgeted funds for a youth employment program that will include a component whereby the City funds one-half the cost of home repairs, painting, and other maintenance needs while providing local youth with training and job skills in the construction trades. The Program will be implemented as a joint effort of the San Dimas Redevelopment Agency and the San Dimas Parks and Recreation Department.	Two rebates have been processed and issued, although not specifically under a youth employment program. The City was unable to implement this program due to staffing limitations, but has included this program in the 2000 Housing Element as a joint effort of the Redevelopment Agency and Parks and Recreation Department. Because of funding and staffing limitations, the City was not able to implement this program each year. Funds have been budgeted to implement the Program beginning July 1, 2001, and staffing will be available to implement this program in 2000 – 2005. Program objectives will be established prior to initiation. This program benefits the City's neighborhood and housing rehabilitation efforts by providing an additional source of labor and providing young individuals with construction skills. For these reasons, the City has decided to reinstate this



		program. This program implements Goal 1, Policy 1.1 by providing another tool for preserving existing housing.
PROGRAM 7: Neighborhood Beautification Program	<u>Objective:</u> The City established a clean-up program to provide minor repairs within the neighborhoods. <u>Action 1:</u> The City established an initial pilot clean-up program to provide minor repairs within the Pioneer Park Neighborhood. <u>Action 2:</u> This Program has been expanded to include three additional neighborhoods generally referred to as the Gaffney/Hera, Alford/Oberg, and the Pearlanna/Groverton/Oakway neighborhoods.	A total of \$8,000 was budgeted for fiscal year 1989-90, and resulted in 360 cubic yards of trash removed. The following amounts were budgeted between 1992 and 1997: 92/93 - \$10,000 - \$15,000 95/96 - \$10,000 - \$15,000 96/97 - \$10,000 - \$15,000 In addition, this program resulted in 10 minor home repair grants between 1995 and 1997. Neighborhood beautification is an essential element of the City's ongoing efforts to preserve existing single-family neighborhoods and maintain property standards. This program has benefited the community by resolving one of the common complaints regarding property maintenance and neighborhood deterioration. The Neighborhood Beautification program should be continued, therefore. This program implements Goal 1, Policy 1.3.
PROGRAM 8: Historic Preservation Program	<u>Objective:</u> To develop programs that will preserve historic landmarks and buildings within the City of San Dimas. <u>Action 1:</u> The City is currently developing its historic element to protect	The City design review guidelines for the Town Core address historic preservation and compatibility in the modification/rehabilitation of existing buildings and the construction of new



	residential units, neighborhoods, and other uses that have historical significance.	buildings. Three new single-family homes have been approved under these guidelines. The City's historic preservation guidelines are part of the larger design review guidelines for the Town Core. The guidelines are implemented at the time a property owner applies for permits to construct a new building, reconstruct or rehabilitate an existing building, or otherwise modify an existing structure in the Town Core. This program has achieved the City's goals of ensuring compatibility of new structures with existing structure and the preservation of the historic/architectural significance of older structures. This Program indirectly implements Goal 1 by contributing to the preservation of older neighborhoods.
PROGRAM 9: 20% Set-Aside	<u>Objective:</u> The implementation of the City's housing Redevelopment Agency program. <u>Action 1:</u> In August of 1986, the San Dimas Redevelopment Agency adopted and filed with the Department of Housing and Community Development a resolution establishing a statement of existing programs and a statement of existing obligations which determined, pursuant to Section 33334.2 of the California Health and Safety Code, that setting aside 20 percent of the taxes allocated to the Agency pursuant to Section 33670 of said Code from the Agency's Project Area would interfere with the Agency's ability to meet existing debt obligations and would impair the Agency's ability to complete those projects and programs approved by the Agency prior to January 1, 1986. <u>Action 2:</u> Twenty percent of the taxes projected to be allocated to the Agency in Fiscal Year 1989-90 pursuant to Section 33670 of the California Health and Safety Code from the Agency's Project Area amounts to an estimated	This prior finding allows the Agency to continue the implementation of its redevelopment program without setting aside housing funds; however, it also carries with it an obligation to do additional housing work after 1996. The City of San Dimas has historically worked towards meeting its housing obligations and the only reason to delay housing set-aside requirements is that it impairs the Agency's ability to continue with its established other option. The law permits the Agency to make a finding that the community is making an equivalent effort in areas of low- and moderate-income housing, which was the case for Fiscal Year 1989-90. The programs and corresponding funding levels



\$240,000. The community proposes that direct financial contributions to local funds, consisting of a combination of CDBG Funds, redevelopment tax increment and general fund monies, which funds are being utilized to improve and/or increase the supply of housing available for persons and households of low-, moderate-, and very low-income, are equivalent to the estimated \$240,000 in funds which would otherwise be required to be set aside by the Agency.

Action 3: The City allocated funds to the Redevelopment Agency 20% Set Aside budget for fiscal years 1995 through 1999.

are as follows:

1. City contribution to private-public low- and moderate-income housing project - \$180,000.
2. Current City update of Housing Element - \$10,000.
3. City program to improve residential properties in Pioneer Park Area, many of which are occupied by persons of low- and moderate-income-\$38,000.
4. City zoning code enforcement program, focusing on property maintenance benefiting persons of low- and moderate-income - \$20,000.
5. Program Administration - \$522

Based on the programs set forth above, the Agency finds that it is making an equivalent effort in improving and/or increasing the supply of low- and moderate-income housing.

The 20% Set Aside allocations to the Redevelopment Agency by the City of San Dimas for the 1995 to 1999 fiscal years were as follows:

94/95	\$200,000.00
95/96	\$395,231.11
96/97	\$404,048.51
97/98	\$503,892.50
98/99	\$514,102.50

In addition to these allocations, the Agency also has assets purchased by the housing set-aside fund, revenue from projects used to pay off debt and reserves set aside for ERAF and loan



		debts. The fund balances could increase if the Agency completes the sale of some properties and assets. The housing fund's revenue comes from many sources beyond the 20% Set-Aside amount. The Agency has sponsored several housing projects that are creating revenue to pay off project debt. Those payments combined with the annual tax increment housing money are needed to cover all annual housing programs sponsored by the Agency. Based on the assumption that set-aside funds will continue to increase incrementally between 1999 and 2005, the City projects that it will have approximately \$13 million available in support of housing programs for low- and moderate-income households during the period covered by this Housing Element. <u>Senior Housing</u> (Multifamily Units) – The City constructed a 12-unit senior apartment complex in 1998 and retains ownership and management oversight. The use of the Agency's Redevelopment Housing Set-Aside fund has been a critical element of its efforts to improve existing neighborhoods, assist low-income households, and increase the supply of affordable housing. There is no other significant source of local funding that can replace redevelopment funding. The proposed use of redevelopment funding will
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		continue the City's past efforts and implements all of the goals of the Housing Element.
PROGRAM 10: Senior Shared Housing Program	<u>Objective:</u> This program is implemented to reduce housing costs of the senior participants. <u>Action 1:</u> Through this program, senior owners share their housing with another senior household in order to reduce both the owner and renter monthly payments.	The City provides referrals and information on an ongoing basis to seniors interested in home sharing opportunities. This program is published and marketed through monthly meetings with Adult Protective Services (APS) social worker, mental health workers, local law enforcement, and shared housing programs in adjacent jurisdictions. City staff visits local area senior centers monthly to distribute information and obtain referrals. The program is also marketed and advertised through published housing resource directories and local newsletters. This program has benefited seniors by providing a method of increasing income to defray housing expenses, allowing them to remain in their homes, and providing additional income to maintain their homes. For this reason, the program indirectly implements Goals 1 and 2.



NEW PROGRAMS IMPLEMENTED SINCE ADOPTION OF CURRENT HOUSING ELEMENT		
Acquisition and Rehabilitation Program		This program was not officially implemented due to the lack of suitable opportunities, although the Redevelopment Agency did acquire two residential units, rehabilitated them, and rented them to low-income families Because the City is committed to active steps to preserve neighborhoods, improve housing conditions, and increase affordable housing opportunities, San Dimas has determined that the Acquisition and Rehabilitation program has sufficient value to include this program in both the 2000 Housing Element and 2000 Redevelopment Plan. It is the intent of the City to initiate this type of activity as opportunities become available. The City is expected to identify several homes that could be rehabilitated under this program, but the number of units is not expected to be large. Nevertheless, this program is considered important to the City's efforts to preserve and expand affordable homeownership opportunities by implementing Goal 1, Policies 1.1 and 1.4, and Goal 3, Policy 3.6 of the Housing Element.
Mobile Home Accord		The Accord expires in 2005. The Accord, an agreement between the mobile home park owners (management), unit owners, and the City establishes the maximum amount of rent management may charge unit owners. The City investigates complaints or concerns received from existing and new homeowners on an on-



		going basis to determine compliance with the Accord. The Accord has resulted in the preservation of affordable rents at all of the City's mobile home parks, thus ensuring continued affordability for low-income mobile home park residents. The Accord is an integral part of the City's affordable housing strategy to preserve existing affordable housing opportunities. The provisions of the Accord are not considered so burdensome, however, that they would create a substantial disincentive to the construction of new mobile home parks (notwithstanding economic and other factors). The City intends to negotiate a new Accord in 2004. This program implements Goal 2, Policy 2.8 and Goal 3, Policy 3.9 of the Housing Element.
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Homeownership Through Partnerships		The City has achieved the following results through partnerships with local, regional and state agencies: SCHFA (since 97/98): Three households, CHFA (since 98/99 to present): Ten households. This program is integral to the City's strategy for promoting and maintaining homeownership, particularly for lower-income households. Homeownership through partnership programs implement Goal 2, Policy 7 of the Housing Element.
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